136.0	0005	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,086,000 /	1,086,000
					USE VALUE:	1,086,000 /	1,086,000
					ASSESSED:	1,086,000 /	1,086,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVERING TERRILL & RYAN
Owner 2:	
Owner 3:	
Street 1:	44 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VERSPYCK JOHAN W T -
Owner 2:	VERSPYCK RUTH E -
Street 1:	44 KENSINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,205 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Wood Shingle Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9205.000	457,000	2,500	626,500	1,086,000
Total Card	0.211	457,000	2,500	626,500	1,086,000
Total Parcel	0.211	457,000	2,500	626,500	1,086,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 649.33 | /Parcel: 649.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	87765
GIS Ref	
GIS Ref	
Insp Date	09/22/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	457,000	2500	9,205.	626,500	1,086,000	1,086,000	Year End Roll	12/18/2019
2019	101	FV	343,500	2500	9,205.	661,300	1,007,300	1,007,300	Year End Roll	1/3/2019
2018	101	FV	343,500	2500	9,205.	487,300	833,300	833,300	Year End Roll	12/20/2017
2017	101	FV	343,500	2500	9,205.	466,400	812,400	812,400	Year End Roll	1/3/2017
2016	101	FV	343,500	2500	9,205.	431,600	777,600	777,600	Year End	1/4/2016
2015	101	FV	325,100	2500	9,205.	362,000	689,600	689,600	Year End Roll	12/11/2014
2014	101	FV	325,100	2500	9,205.	353,600	681,200	681,200	Year End Roll	12/16/2013
2013	101	FV	325,100	2500	9,205.	336,900	664,500	664,500		12/13/2012

!10597!

PRINT

Date	Time
12/11/20	00:53:17

LAST REV

Date	Time
08/10/20	14:09:42
danam	
10597	

USER DEFINED

Prior Id # 1:	87765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERSPYCK JOHAN	68265-206		10/24/2016		920,000	No	No		
DUNCAN SHARON	31137-377		2/15/2000		422,000	No	No		
GEARIN JOAN	27887-365		11/19/1997		343,350	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	720	Renovate	350,000	O				
10/22/2019	1672	Heat App	30,000	C				
10/2/2015	1481	New Wind	18,000					
8/22/2006	709	Redo Kit	54,000			G8	GR FY08	bath remodel also
1/22/2004	43	Manual	20,000			G6	GR FY06	EXPAND EXISTING AT

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2017	SQ Returned	EMK	Ellen K
9/22/2016	Meas/Inspect	DGM	D Mann
11/23/2015	Permit Insp	PC	PHIL C
2/6/2009	Measured	372	PATRIOT
2/8/2007	Permit Visit	BR	B Rossignol
1/25/2005	Permit Visit	BR	B Rossignol
4/12/2001	Inspected	PM	Peter M
7/28/2000	MLS	MM	Mary M
12/3/1999	Entry Denied	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9205		Sq. Ft.	Site		0	90.	0.76	10									626,532						626,500	

Total AC/HA: 0.21132 | Total SF/SM: 9205 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 626,532 | Spl Credit | Total: 626,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	173.350
Other Features:	89250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512337
Depreciation:	55332
Depreciated Total:	457004

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

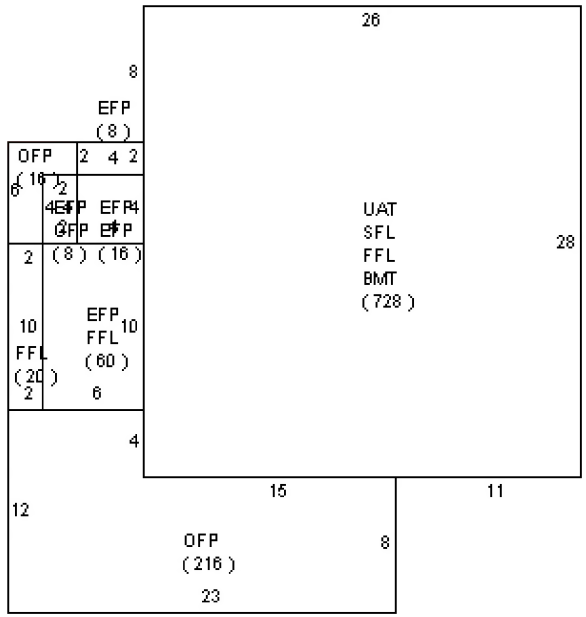
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	209.75
Special Features:	0	Val/Su Net:	163.56
Final Total:	457000	Val/Su SzAd	297.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	808	173.350	140,067
BMT	Basement	728	52.000	37,860
SFL	Second Floor	728	173.350	126,199
OFP	Open Porch	240	23.370	5,609
UAT	Upper Attic	182	103.140	18,772
EFP	Enclos Porch	108	52.430	5,662

Net Sketched Area:	2,794	Total:	334,169
Size Ad	1536	Gross Are	3340	FinArea	1673
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X11	F	FR	1935	24.27	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500